

# Pre-Application Request



## Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

## Submittal:

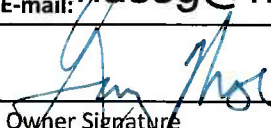
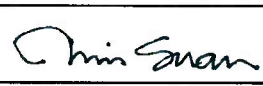
The completed Pre-Application Request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApp/Introduction>

All checks shall be payable to "City of Scottsdale."

## Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

<b>Project Name:</b> Cavasson Hilton Hotel			
<b>Property's Address:</b> 18700 N. Hayden Road, Scottsdale, 85255		<b>APN:</b> 212-31-120B	
<b>Property's Zoning District Designation:</b>		P-C PCP - Crossroads East - Planning Unit V Development Plan	
<b>Property Details:</b>			
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Other			
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, provide a copy with this submittal			
<b>Owner:</b> Gary Nuss		<b>Applicant:</b> Christopher Swan, AIA	
<b>Company:</b> Nationwide Realty Investors, Inc.		<b>Company:</b> BRP Architects	
<b>Address:</b> 375 N. Front Street, Suite 200, Columbus, OH 43215		<b>Address:</b> 319 N. Main, Suite 200, Springfield, Missouri 65806	
<b>Phone:</b> 614-857-2334 <b>Fax:</b> 614-857-2346		<b>Phone:</b> 417-865-6100 <b>Fax:</b> 417-865-6102	
<b>E-mail:</b> nussg@nationwide.com		<b>E-mail:</b> swan@brparc.com	
 Owner Signature		 Applicant Signature	
<b>Official Use Only</b>		Application No.: _____ -PA- _____	
Submittal Date: _____		Project Coordinator: _____	

## Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

Pre-Application Request

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Revision Date 5/9/2015-DR-2020

1/24/2020

# Pre-Application Request



## Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	<b>Other</b>
<b>Exceptions to the Zoning Ordinance</b>	<b>Wireless Communication Facilities</b>	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<b>Signs</b>	<input type="checkbox"/> Care Home (AC)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Master Sign Program (MS)	<input type="checkbox"/> Single-Family Residential
	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other:

### Submittal Requirements: (fees subject to change every July)

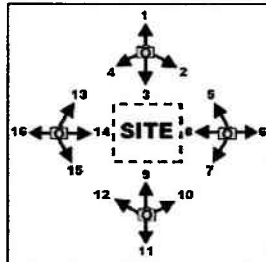
☒ Pre-Application Fee: \$\_\_\_\_\_ (No fees are charged for Historic Preservation (HP) properties.)

☐ Records Packet Fee: \$\_\_\_\_\_ Processed by staff. The applicant need not visit the Records desk to obtain the packet. **(Only required when requested by Staff)**

☒ Application Narrative:  
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Required **(Required for the SA and MS Pre-Applications)**

- ☐ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
  - Photos shall be taken looking in towards the project site and adjacent to the site.
  - Photos should show adjacent improvements and existing on-site conditions.
  - Each photograph shall include a number and direction.
  - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
  - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



☐ Other

- The following list of **Additional Submittal Information** is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

### Additional Submittal Information

- ☐ Site Plan
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Aerial of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

## Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov




319 N. Main, Suite 200  
Springfield, Missouri 65806  
Phone (417) 865-6100  
Fax (417) 865-6102

## MEMORANDUM

**Date** June 28, 2019

**To** Greg Bloemberg, Planner  
City of Scottsdale  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251

**From** Christopher Swan, AIA 

**Copies** Gary Nuss  
File

**Regarding** Cavasson Hilton Hotel – Project Narrative

The following is for the request of a narrative for the Pre-Application Meeting for a hotel proposed at the southwest corner of North Hayden Road and the proposed Cavasson Boulevard. The project consists of a full-service Hilton hotel with approximately 230 hotel rooms, 15,000 square foot of meeting space, a full-service bar, and outdoor pool.

The project will be served by roads and a parking garage being constructed under another project and serving the entire development. The building's exterior, landscaping, and site features will be designed to complement the surrounding development.



Pre-Applications

Pre-Application Narrative

Pre-Application Cash Transmittal